

1 **PART 4.** This ordinance takes effect on _____, 2019.

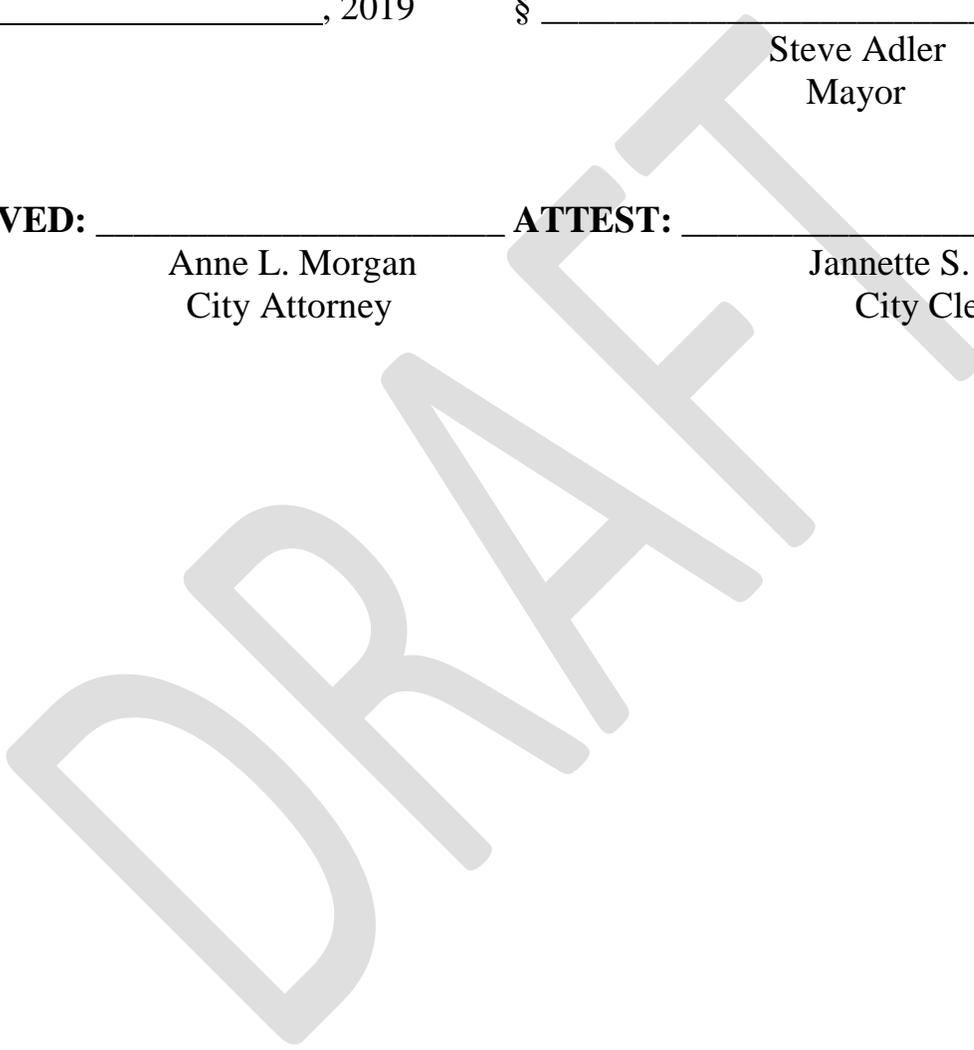
2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 _____, 2019 § _____

8 Steve Adler
9 Mayor

10
11
12 **APPROVED:** _____
13 Anne L. Morgan
14 City Attorney

12 **ATTEST:** _____
13 Jannette S. Goodall
14 City Clerk



PREMIER SURVEYING LLC

5700 W. Plano Parkway, Suite 1200
 Plano, Texas 75093
 972-612-3601
 Fax: 972-964-7021

Exhibit "A"
(9110 CHISHOLM LANE)

BEING A 1.493 ACRE TRACT OF LAND SITUATED IN THE WILLIAM CANNON LEAGUE, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO TIMOTHY H. HARRIS SUPPLEMENTAL NEEDS TRUST, AS RECORDED IN INSTRUMENT NO. 2016180643, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 2011136581, SAID OFFICIAL PUBLIC RECORDS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON EAST CORNER OF SAID HARRIS TRACT AND THE RESUBDIVISION OF LOT 11-A, WESTERN RIDGE ESTATES (UNRECORDED), AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 68, PAGE 81, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID IRON ROD BEING ON THE WEST LINE OF CHISHOLM LANE;

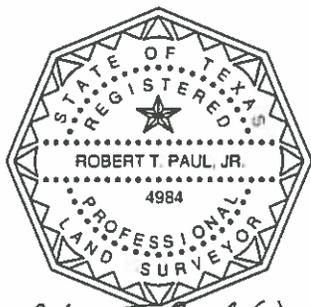
THENCE SOUTH $11^{\circ} 47' 00''$ WEST, A DISTANCE OF 195.94 FEET ALONG SAID WEST LINE TO A 3/4-INCH IRON PIPE FOUND AT THE COMMON EAST CORNER OF SAID HARRIS TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN A RELEASE OF LIEN DATED JUNE 12, 1995, AS RECORDED IN VOLUME 13194, PAGE 1172, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH $78^{\circ} 13' 00''$ WEST, A DISTANCE OF 331.97 FEET ALONG THE COMMON LINE OF SAID HARRIS TRACT AND SAID RELEASE OF LIEN TO A POINT FROM WHICH A 3/4-INCH IRON PIPE FOUND BEARS SOUTH $34^{\circ} 33' 33''$ WEST - 0.37 OF ONE FOOT, SAID POINT BEING THE COMMON WEST CORNER OF SAID HARRIS TRACT AND SAID RELEASE OF LIEN, AND BEING ON THE EAST LINE OF TEXAS OAKS, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80, PAGE 212, AFORESAID PLAT RECORDS;

THENCE NORTH $11^{\circ} 21' 00''$ EAST, A DISTANCE OF 195.94 FEET ALONG THE WEST LINE OF SAID HARRIS TRACT TO A POINT FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH $84^{\circ} 41' 42''$ WEST - 0.43 OF ONE FOOT, SAID POINT BEING THE COMMON WEST CORNER OF SAID HARRIS TRACT AND AFORESAID RESUBDIVISION OF LOT 11-A, AND BEING ON THE SAID EAST LINE OF TEXAS OAKS;

THENCE SOUTH $78^{\circ} 13' 00''$ EAST, A DISTANCE OF 333.45 FEET (DEED = 333.48 FEET) ALONG THE COMMON LINE OF SAID HARRIS TRACT AND SAID RESUBDIVISION OF LOT 11-A TO THE POINT OF BEGINNING AND CONTAINING 65.027 SQUARE FEET OR 1.493 ACRES OF LAND.

ALSO BEING KNOWN AS TRACT 11-B, OF WESTERN RIDGE ESTATES, AN UNRECORDED SUBDIVISION.



Robert T. Paul, Jr.
 REGISTERED PROFESSIONAL LAND SURVEYOR

Survey Plat of even date attached hereto and made a part hereof.

Date: 03/01/18



**WILLIAM CANNON LEAGUE
ABSTRACT NO. 6**

LEGEND:

—●—	WIRE FENCE	ASPHALT	
—○—	CHAINLINK FENCE	CONCRETE	
—□—	WROUGHT IRON FENCE	GRAVEL	
—◇—	WOOD FENCE	TILE	
—▽—	VINYL FENCE	WOOD	
—	ELECTRIC LIPE	BRICK	
CM	OAS METER	STONE	
EM	ELECTRIC METER	WOOD RAILROAD TIE	
IRF	IRON PIPE FOUND		
IRF	IRON ROD FOUND		
IRS	IRON ROD SET		
CM	CONTROLLING MONUMENT		

NOTES:
BEARINGS ARE BASED ON THE RECORDED DEED.
THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
(1184) EASEMENT VOL. 553, PG. 30, D.R.T.C.T.
THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
(10b) EASEMENT VOL. 1059, PG. 262, D.R.T.C.T.



LEGAL DESCRIPTION:
BEING A 1.493 ACRE TRACT OF LAND SITUATED IN THE WILLIAM CANNON LEAGUE, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO TIMOTHY H. HARRIS SUPPLEMENTAL NEEDS TRUST, AS RECORDED IN INSTRUMENT NO. 2016180643, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 2011136581, SAID OFFICIAL PUBLIC RECORDS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GF. NO.	1804301-ROL
BORROWER	PAULA LANTZ
TITLE CO.	INDEPENDENCE TITLE
TECH	MSP
FIELD	TG

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0595 J. DATED JANUARY 6, 2016.

DATE: 03/11/19 JOB NO.: 18-01487AW
FIELD: 03/01/18

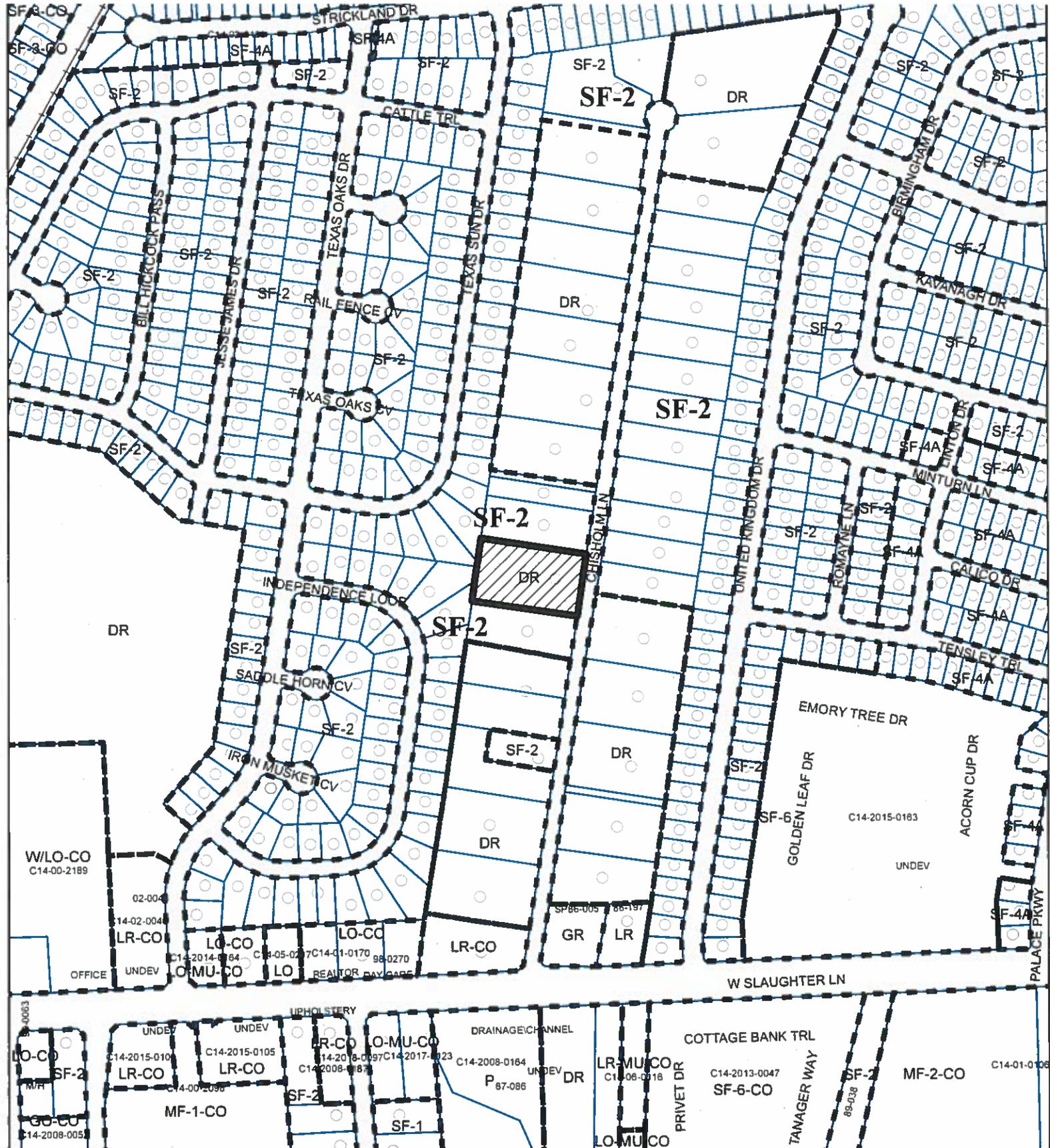
9110 CHISHOLM LANE, AUSTIN, TX 78748
1.493 AC., WILLIAM CANNON LEAGUE, ABSTRACT NO. 6



DATE: _____
ACCEPTED BY: _____



Premier
Title Company, Inc.
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-412-1601
Fax: 855-892-0468
Firm Registration No. 10146200



ZONING

ZONING CASE#: C14-2019-0054

EXHIBIT "B"



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 5/10/2019